

**BOARD OF
SUPERVISORS**

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District



**Chief
Executive
Office.**

COUNTY OF LOS ANGELES

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, CA 90012
(213) 974-1101
ceo.lacounty.gov

Chief Executive Officer
Fesia A. Davenport

"To Enrich Lives Through Effective and Caring Service"

March 07, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**REQUEST FOR DELEGATED AUTHORITY TO THE CHIEF EXECUTIVE OFFICER TO
NEGOTIATE AND EXECUTE REAL ESTATE AGREEMENTS AT
COUNTY-OWNED TELECOMMUNICATION TOWERS: CASTRO PEAK IN MALIBU AND
ROLLING HILLS IN RANCHO PALOS VERDES
(THIRD AND FOURTH DISTRICTS) (3 VOTES)**

SUBJECT

This is a request for delegated authority to the Chief Executive Officer, or her designee, to approve and execute two proposed real estate licenses at the County-owned communication sites at Castro Peak in Malibu, and Rolling Hills in Rancho Palos Verdes (Communication Sites), respectively, in order to allow the State to continue to operate existing communication facilities currently located at the referenced sites. These telecommunication towers will continue to be part of the State's revised emergency services communications systems.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that entering into the two proposed licenses for the continued use and occupancy by the California Highway Patrol (CHP) at the County-owned Communication Sites in Castro Peak and Rolling Hills is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Class 1 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987, and per section 15301 of the State CEQA Guidelines (Existing Facilities).
2. Find that the proposed licenses to the State are in the public interest and the use will not substantially conflict or interfere with the use of the property by the County.

3. Delegate authority to the Chief Executive Officer, or her designee, to approve and execute the proposed licenses, to continue to allow the State's use at Castro Peak and Rolling hills telecommunication towers by the CHP.
4. Delegate authority to the Chief Executive Officer, or her designee, to negotiate, approve, execute and/or grant any other consents, ancillary documentation, sublicenses, or future amendments, approved as to form by County Counsel, which are necessary to effectuate the proposed licenses and the activities permitted under the licenses.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

As a result of the elimination of the building located at 107 South Broadway, Los Angeles, and its associated communications facility, which formerly served as the hub of the State's emergency services and routine communication networks, the State had to completely redesign its telecommunication system. The Castro Peak and Rolling Hills telecommunication towers are key links in this redesigned system and have been necessary to complete telecommunications coverage in Southern California. The original licenses were adopted by the Board on August 18, 1998, for respective 20-year terms, and since their expiration in 2018, have been in month-to-month holdover status.

The purpose of this action is to enter into the proposed licenses. The proposed licenses with the State of California, at the direction, and with the consent of the CHP, will have a ten-year initial term plus two consecutive five-year extension options and will include the option for either party to terminate the license at any time upon giving the other party notice in writing at least 180 days in advance of such termination. The proposed licenses will provide the CHP with the continued use of the communication towers and CHP equipment located at the two sites for vital communications coverage.

The proposed annual compensation to be received by the County for Castro Peak is \$52,080 and for Rolling Hills is \$68,292 for a combined total of \$120,372. All rent amounts have a fixed annual escalation of 3 percent, which amounts to an estimated total ten-year County compensation income of \$1,379,930. All rent includes a public agency discount based on the statewide Telecommunication Lease Rate Guideline published annually by the State. The proposed licenses include a provision that allows an additional 30 percent revenue sharing for any sublicenses (other than State agencies) entered into by the State, with the County's consent. The County does not provide equipment, utilities, emergency power, or ground maintenance.

Implementation of Strategic Plan Goals

The proposed two licenses support the Countywide Strategic Plan Goal of Realizing Tomorrow's Government Today, specifically by Embracing Digital Government for the Benefit of our Internal Customers and Communities (Strategy III.2) and Pursuing Operational Effectiveness (Strategy III.3). Upon entering into the proposed licenses, the State will continue to be able to provide the County region a public safety communications system that will maximize the effectiveness of processes, structure, and operations to support the timely delivery of customer-oriented and efficient public services, particularly in the areas of public safety.

FISCAL IMPACT/FINANCING

The rental revenue will be deposited in the County General Fund's Non-Departmental Revenue account for Real Properties, Rents, and Concessions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed licenses to the State are authorized by California Government Code section 25526.6 which authorizes licensing County real property to the State provided the conveyance is in the public interest and the conveyance will not interfere with the use of the property. The proposed licenses are necessary to license Castro Peak and Rolling Hills telecommunication towers for the continued emergency services communication use by the State. The State's operations at both sites do not interfere with the use by other County departments.

ENVIRONMENTAL DOCUMENTATION

The recommended action to continue licensing space at Castro Peak and Rolling Hills telecommunication towers is categorically exempt from the provisions of CEQA, pursuant to Class 1 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987, and per section 15301 of the State of California CEQA Guidelines (Existing Facilities). In addition, the proposed licenses will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled, pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the recommended actions, a Notice of Exemption will be filed with the Registrar-Recorder/County Clerk in accordance with section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended action will not affect any current services and will not compromise public safety missions or disrupt vital, existing, communication services.

CONCLUSION

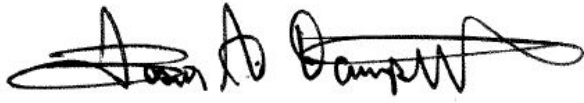
It is requested that the Executive Office of the Board return two certified copies of the Minute Order and an adopted stamped copy of this Board letter to the Chief Executive Office, Real Estate Division at 320 West Temple Street, 7th Floor, Los Angeles, CA 90012.

The Honorable Board of Supervisors

3/7/2023

Page 4

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Fesia A. Davenport", with a stylized, flowing script.

FESIA A. DAVENPORT

Chief Executive Officer

FAD:JMN:JTC:JLC

MR:KG:gb

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Internal Services